

变向美国买房移民

只需要投资105万美金，可以全家移民美国
投资款可以购买美国夏威夷海景房屋
移民投资年收益:等待绿卡批准期间5%;绿卡批准后1%



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欢迎各界人士介绍投资人(佣金2%)

欢迎前往亚洲广场43楼咨询: ☎ 8481 8222(总经理) ☎ 8481 6222(廖先生)
8 MARINA VIEW, #42-01 & #43-01 ASIA SQUARE TOWER 1, SINGAPORE 018960



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美国投资移民指南 **U.S. Investment Immigration Guide**

1， 什么是美国投资移民？

What's the U.S. Investment Immigration?

1-1， 美国投资移民是第五类职业移民，是以每个投资移民家庭需要创造 10 个就业机会。在未来 2-5 年。

The U.S. Investment Immigration is the Employment Based Fifth Preference, and each investor shall create 10 jobs in future 2-5 years with his/her investment amount.

1-2， 英文简称： EB-5 或 EB5

English abbreviation: EB-5 or EB5

1-3， 英文全称： Employment Based Fifth Preference 第五类优先就业型移民。

Full name in English: Employment Based Fifth Preference

1-4， 我们公司是美国移民局批准的投资区域中心，详见：

Our company is the investment regional center approved by the USCIS, for detail please visit:

www.eb5-circ.com

2， 投资移民有两种投资方式：

There are two methods of EB-5 investment immigration:

2-1， 直接投资方式：

Direct Investment:



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我们将以投资人名义跟美国项目公司以合伙人的方式成立一个全新的公司，并由投资人控股，由我们负责经营与管理。

We will form a brand new company in the name of the investors with the project company in U.S., which will be controlled by the investors, and operated and managed by our company.

例如：我们集团旗下的项目，在洛杉矶长滩一楼有 5 个可以经营餐饮业、零售业的商业店面。无论投资人经营餐饮业还是零售业，需要在未来 2-5 年聘请 10 个以上有美国合法身份的员工。无需投资人亲自管理公司，可由我们区域中心作为项目管理公司进行管理，这样投资人不用承担投资风险。投资额 105 万美金，投资时间 5 年，到期后全额退还投资款，或者以投资款 105 万美金购买我们集团旗下洛杉矶或者夏威夷项目房屋。

e.g.: In the project of our group, Long Beach, Los Angeles, there are 5 commercial stores for catering and retail business. Whether the investors run the business of catering or retail, they need to hire at least 10 employees with American legal status in the next 2-5 years. It is not necessary for investors to personally manage the company, but can be managed by our regional center as a project management company, so that investors do not have to take on the investment risk. The investment amount is \$ 1.05 million with a 5-year investment period. Upon expired, the investment amount of \$ 1.05 million will be refunded in full, or used to purchase the house of our LA or Hawaii projects.

这个投资方式为直接投资方式。

This method is the direct investment.

洛杉矶长滩项目网站：

Website of LA Long Beach project: WWW.LONGBEACHGARDENHOME.COM

2-2, 投资到区域中心项目的方式：

Investment in Regional Center Project

什么是区域中心投资移民项目？

What is the regional center project for EB-5 investment immigration?

美国很多房地产开发商为了以低利息融资，向美国移民局递交一份申请，申请将自己开发的项目列为区域中心项目，获得美国移民局批准后，该项目可以招揽 EB-5 移民投资人。投资门槛为最低 80 万美金，最高 105 万美金。如果项目在失业率超过全国平均失业率的 150% 的地区，符合条件只需要投资 80 万美金；如果项目不在高



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失业地区，需要投资 105 万美金。一人投资，全家（夫妻双方加上所有 21 岁以下未婚子女）可以申请移民美国。

In order to raise money at low interest rates, many real estate developers in the United States submit an application to USCIS to list their project as a regional center, which, if approved by USCIS, can attract EB-5 immigrant investors. The minimum investment threshold is \$800,000 and the maximum is \$1.05 million. If the project is located in an area where the unemployment rate is more than 150% of the national average, only \$800,000 is required to qualify; if the project is not in an area with high unemployment rate, it requires an investment of \$1.05 million. One person invests, the whole family (husband and wife plus all unmarried children under the age of 21) can apply for immigration to the United States.

区域中心的投资移民项目是如何计算就业机会的呢？一般，房地产开发项目的就业机会，主要是靠建筑工程施工，前期设计团队，开发商管理团队以及项目长期经营的商业等来创造，再分摊到每个移民投资人的案子中。如果一个房地产开发项目合计可以在未来两年创造 1000 个就业机会那么这个投资移民项目，可以最多招 100 个移民投资人。

How does the project for investment immigration in regional center calculate employment opportunities? In general, the employment opportunities of real estate development projects are mainly created by engineering construction, pre-design team, developer management team and long-term business operation of the project, and then distributed to the case of each EB-5 investor. If a real estate project can create 1,000 jobs over the next two years, up to 100 EB-5 investors can be attracted.

移民投资人无论投资 80 万美金还是 105 万美金，根据目前美国移民局案件批准速度，大约 5 年后可以退还移民投资款或者将移民投资款用于购买开发商旗下项目房屋。Whether an EB-5 investor invests \$800,000 or \$1.05 million, according to the current cases approval speed of the USCIS, the investment funds can be refunded or used to purchase the project houses of developer after 5 year.

目前本集团旗下项目中洛杉矶和夏威夷请登录网站浏览：

For more detail about our projects in LA and Hawaii, please visit:

WWW.USAFW.COM

3， 美国投资移民所需文件：

Required Documents



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3-1, 证明投资款为合法资金的文件。

Documents certifying that the investment funds is legitimate.

3-1-1, 工资收入、公司奖金, 佣金;

Income from salaries and wages, bonus and commission;

3-1-2, 公司股权分红;

Dividends to shareholders;

3-1-3, 股票投资, 其它证券投资, 房地产投资所得;

Income from investment in stock, securities, and real estate;

3-1-4, 亲戚朋友赠与。如果投资款是赠与所得, 应由赠与人提供以上材料。

From relatives and friends. If the investment funds is a gift income, the donor shall provide the above mentioned documents.

3-2, 投资人/主申请人已经将投资款汇款投资到项目公司的汇款凭证。

The remittance voucher that the EB-5 investor/main petitioner has invested the investment funds into the project company.

3-3, 投资人/主申请人全部家庭成员的出生证明, 家庭成员与投资人/主申请人的亲属关系证明。

Birth Certificate of all EB-5 investor/main petitioner's family members and Kinship Certificate between the EB-5 investor/main petitioner and family members.

3-4, 无犯罪证明。

Certificate of No Criminal Conviction.

3-5, 投资人/主申请人全部家庭成员的护照扫描件。

Scanned passport of EB-5 investor/main petitioner's whole family members.

3-6, 投资人/主申请人的个人简历。

EB-5 investor/main petitioner's resume.

3-7, 投资款合法证明来源的书面说明。

Written explanation of legitimate sources of investment funds.



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4, 哪些人可以申请美国投资移民?

Who can apply for EB-5 investment immigration?

4-1, 新加坡人, 马来人, 中国人, 香港人, 印度人, 越南人, 和全世界任何国家的公民, 在新加坡看到我们的广告, 都可以申请美国投资移民。当然需要符合以上投资款合法资金来源条件。

Singaporeans, Malays, Chinese, Hong Kongers, Indians, Vietnamese, and citizens of any country in the world who see our advertisement in Singapore can apply for EB-5 investment immigration.

4-2, 美国是第一类移民国家。移民美国最多的是中国人、印度人、香港人、台湾人、新加坡人、越南人。虽然美国是中国人最喜欢的移民国家, 但中国实行人民币外汇管制, 无法进行投资款汇款, 而通过地下方式汇款, 移民局也不接受。

The United States is a nation of immigrants. The largest number of immigrants are Chinese, Indians, Hong Kong, Taiwanese, Singaporeans and Vietnamese. The United States is the most popular country for Chinese to emigrate to, but China has a foreign exchange control system that prevents investment funds from being remitted, and the underground remittance is not accepted by the USCIS.

5, 投资移民申请流程:

Application Process:

5-1, 移民投资人电话咨询、电邮咨询, 或直接前往公司在亚洲广场 42 和 43 楼咨询。Immigrant investors can consult by phone, email, or directly go to our office: 8 Marina View 42-01 & #43-01 Asia Square Tower.

5-2, 移民投资人填写移民申请表格, 由我们评估申请人是否符合投资移民条件。Immigrant investors fill in the immigration application form, and we will evaluate whether the applicant is eligible for the conditions of investment immigration.

5-3, 评估符合条件的, 签订投资移民协议。Those who meet the evaluation criteria will sign the investment immigration agreement.



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5-4, 移民投资人配合准备材料。

Immigrant investors shall cooperate with the documents preparation.

5-5, 移民投资人将投资款汇款至所投资的项目公司银行账户。

Immigrant investors remit the investment funds to the bank account of the project company he has invested.

5-6, 所有文件将被特快专递至我们美国区域中心合作的律师团队进行材料审查。

All documents will be sent by express mail to the legal team working with our regional center in the U.S. for review.

5-7, 美国移民律师团队审查后, 可能会要求补充材料, 如无需补充材料将会直接将材料递交给美国移民局。

After review, our attorney team may request additional materials, if not, they will submit all documents directly to the USCIS.

6, 移民申请时间表预测:

Immigration Application Schedule Forecast:

6-1, 前期咨询时间将取决于移民申请人自己, 一般约为 7-30 天。

The initial consultation time will depend on the applicant, generally about 7-30 days.

6-2, 如果移民申请人的投资款已经准备好, 可以马上签约移民投资协议。

If the investment funds is ready, the immigrant investors can sign the immigration investment agreement immediately.

6-3, 移民投资人配合材料需要两个月时间完成。

It may take 2 months to complete all documents under immigrant investors cooperation.

6-4, 递交投资移民申请表格 I-526。该表格的审批时间在 2022 年 3 月 29 日美国移民局官方公告 中显示, 从 2023 年底开始, 只需要 6 个月时间批准。



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Submit Immigrant Petition by Alien Entrepreneur Form I-526. The timeline for approval is listed in the USCIS's announcement on March 29, 2022, that it will take only six months to approve, starting in late 2023.

6-5, 在 I-526 移民申请表格批准后, 如果移民申请人是持 F-1 的美国留学生, 或者是持 B1/B2 的旅游者, 在进入美国 90 天后, 可以在美国境内递交绿卡申请表格 I-485。同样, 美国移民局 2022 年 3 月 29 日公告显示, 从 2023 年底开始, 如果移民申请人或者家庭成员, 没有时间前往美国境内的, 可以在公民所在国家的美国领事馆签证处递交移民签证申请。移民签证批准后的 180 天内登录美国拿临时绿卡, 只需要 6 个月批准。

If the immigrant applicant is a student with F-1 visa in the United States or is a tourist with B1/B2 in the United States for 90 days after the approval of the Form I-526, he/she may file the Application to Register Permanent Residence or Adjust Status Form I-485 within the United States. Similarly, beginning in late 2023, immigrant applicants and family members who do not have time to travel to the United States will be able to file an immigrant visa application at the visa office of a U.S. consulate in their home country, according to the USCIS bulletin on March 29, 2022. You can go to the United States to get a temporary green card within 180 days of the approval of your immigrant visa. The approval only takes 6 months.

6-6, 移民投资人在获得两年条件绿卡后, 在两年快到期前的 90 天内递交永久绿卡申请, 批准时间一年以上。

After obtaining a 2-year conditional green card, immigrant investors should submit their application for permanent green card within 90 days of the expiration of the 2-year period, and the approval will be taken more than 1 year.

因此, 根据美国移民局 2022 年 3 月 29 日公告的移民时间表, 从递交材料到条件绿卡批准, 再到永久绿卡批准, 大约在 5 年时间左右可以完成。

Therefore, according to the immigration application schedule announced by USCIS on March 29, 2022, it can be completed within about 5 years from submission of documents to conditional green card approval and permanent green card approval.

声明: 以上移民申请时间是根据美国移民局官方网站上 2022 年 3 月 29 日的公告进行预测。美国移民局可能随时会调整时间, 具体以美国移民局官网时间为准。

Note: the above immigration application schedule are based on the March 29, 2022 announcement on the USCIS website. The USCIS may adjust the timeline from time to time, and the specific shall be subject to the USCIS official website.



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7, 投资移民退出时间、条件和方式:

Time, Conditions and Methods for Investment Withdrawal

7-1, 在永久绿卡批准后 (5 年后) 可以选择现金退款, 无论投资额是 80 万美金还是 105 万美金, 将全额退还。

After the permanent green card is approved (5 years later), you can choose a cash refund, whether the investment amount is \$800,000 or \$1.05 million, which will be fully refunded.

7-2, 移民投资人可以选择将投资款购买开发商开发的项目房屋。目前可以选择的项目地址在洛杉矶 (3 层结构的排屋) 和夏威夷 (可以看海的高级公寓)。

Immigrant investors can choose to purchase the our project houses with the immigration investment funds. which invest in the developer to buy the project housing. The options available are in the Los Angeles (3-story terraced houses) and Hawaii (premium Condo with ocean view).

声明: 美国没有购房移民的法律。为了降低投资移民的风险, 我们建议移民投资申请人可以用移民投资款在批准绿卡 PR 后, 购买开发商的房屋, 但移民流程还是需要按照美国投资移民法律办理, 移民投资申请人需要提供投资款的合法资金来源材料。

Note: There is no laws and regulations for house purchase immigration in America. In order to reduce the investment immigration risk, we suggest that the immigration investors can use the investment funds to buy the house(s) of developer after the permanent green card approved, but the immigration process must follow the U.S. investment immigration laws, the immigration investors are required to provide legal sources of investment funds.

移民咨询手机/ Cellphone

Cellphone: 8481 8222 (总经理 GM)

Cellphone: 8481 6222 (廖先生 Mr. Leow)

地址/Add.: 8 Marina View, #42-01 & #43-01 Asia Square Tower 1, Singapore 018960

如果我们未接听您的电话, 请发留言、电邮或信息我们, 我们会尽快与您联系。

If we do not answer your call, please leave a message, email or text us and we will contact you as soon as possible.